

VICINITY MAP SCALE: 1"= 2,000'

PROPERTY IS ZONED RR (RURAL RESIDENTIAL)

MINIMUM LOT REQUIREMENTS:

- MINIMUM AREA = 1 ACRE
- MINIMUM LOT WIDTH = 150 FEET
- FRONT YARD SETBACK = 50 FEET
- SIDE YARD SETBACK = 20 FEET
- REAR YARD SETBACK = 50 FEET

PROPERTY REFERENCES:

- W.B. 62, P.630
- D.B. 88, P.435
- D.B. 275, P.767
- P.B. 9, P.65
- PLAT INSTR.# 040005524
- INSTR.# 070004073
- INSTR.# 080011195

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS BOUNDARY LINE ADJUSTMENT AND RIGHT-OF-WAY DEDICATION IS IN THE NAME OF GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION, AND WAS ACQUIRED AS FOLLOWS.

TAX PARCEL 24-00-00-274
TAX PARCEL 24-00-00-274 IS IN THE NAME OF GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM JAMES EDWARD COOKE BY DEED DATED DECEMBER 9, 2009 AND DULY RECORDED AS INSTRUMENT NO. 100019552 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCEL 24-00-00-274A
TAX PARCEL 24-00-00-274A IS IN THE NAME OF GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM ETHEL PORUM, SURVIVING SPOUSE OF WILBERT BORUM, DECEASED, THERESA BORUM, PINKY W. BROOKS, SANDRA H. COMBS, JAMES EDWARD COOKE, LENORA CUTLER, FRANKLYN RENEE WYATT FOSTER, THELMA GRIFFIN, CONNIE HARROD, DELTON V. HARROD, DONRITA HARROD, DOROTHY HARROD, KARL HARROD, HOWARD O. HARROD, JR., LEON HARROD, JR., JESSIE L. HARROD, LITTLETON HARROD, RAMONA HARROD, RENARD HARROD, WILLIAM J. HARROD, ROY HARVEY, CARRIE M. HOLIDAY, KIMBERLY HARROD JACKSON, FLOYD A. KING, GARY KING, HARRIET KING, LEON PAGE, MARION PALMER, AUGUSTINE THOMAS, ALICE B. WILKERSON, OLIVIA BORUM WILCHER, NATHAN WYATT AND WAYNE WYATT BY DEED DATED DECEMBER 15, 2009 AND DULY RECORDED AS INSTRUMENT NO. 100019547 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCEL 24-00-00-274B & TAX PARCEL 24-00-00-274G
TAX PARCEL 24-00-00-274B & 24-00-00-274G ARE IN THE NAME OF GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION, AND WERE ACQUIRED FROM ETHEL BORUM, SURVIVING SPOUSE OF WILBERT BORUM, DECEASED, OLIVIA BORUM WILCHER AND THERESA BORUM BY DEED DATED DECEMBER 16, 2009 AND DULY RECORDED AS INSTRUMENT NO. 100019550 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCEL 24-00-00-274C
TAX PARCEL 24-00-00-274C IS IN THE NAME OF GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM PINKY W. BROOKS, SANDRA H. COMBS, LENORA CUTLER, FRANKLYN RENEE WYATT FOSTER, THELMA GRIFFIN, CONNIE HARROD, DELTON O. HARROD, DONRITA HARROD, DOROTHY HARROD, KARL HARROD, HOWARD O. HARROD, JR., LEON HARROD, JR., JESSIE L. HARROD, LITTLETON HARROD, RAMONA HARROD, RENARD HARROD, WILLIAM J. HARROD, ROY HARVEY, CARRIE M. HOLIDAY, KIMBERLY HARROD JACKSON, FLOYD A. KING, GARY KING, HARRIET KING, LEON PAGE, MARION PALMER, AUGUSTINE THOMAS, ALICE B. WILKERSON, NATHAN WYATT AND WAYNE WYATT BY DEED DATED DECEMBER 16, 2009 AND DULY RECORDED AS INSTRUMENT NO. 100019551 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

TAX PARCEL 24-00-00-274D
TAX PARCEL 24-00-00-274D IS IN THE NAME OF GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM ETHEL BORUM, SURVIVING SPOUSE OF WILBERT BORUM, DECEASED, THERESA BORUM, PINKY W. BROOKS, SANDRA H. COMBS, JAMES EDWARD COOKE, LENORA CUTLER, FRANKLYN RENEE WYATT FOSTER, THELMA GRIFFIN, CONNIE HARROD, DELTON V. HARROD, DONRITA HARROD, DOROTHY HARROD, KARL HARROD, HOWARD O. HARROD, JR., LEON HARROD, JR., JESSIE L. HARROD, LITTLETON HARROD, RAMONA HARROD, RENARD HARROD, WILLIAM J. HARROD, ROY HARVEY, CARRIE M. HOLIDAY, KIMBERLY HARROD JACKSON, FLOYD A. KING, GARY KING, HARRIET KING, LEON PAGE, MARION PALMER, AUGUSTINE THOMAS, ALICE B. WILKERSON, OLIVIA BORUM WILCHER, NATHAN WYATT AND WAYNE WYATT BY DEED DATED SEPTEMBER 2, 2010 AND DULY RECORDED AS INSTRUMENT NO. 100019548 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA.

PLAT OF BOUNDARY LINE ADJUSTMENT AND RIGHT-OF-WAY DEDICATION

PROPERTY OF GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION NELSON DISTRICT - COUNTY OF YORK, VIRGINIA FEBRUARY 18, 2014

DAVIS & ASSOCIATES, P.C. SURVEYORS - PLANNERS

3630 GEORGE WASHINGTON, MEMORIAL HIGHWAY - SUITE "G" YORKTOWN, VIRGINIA 23693 (757) 867-8583

SHEET 1 OF 2

NOTES:

- PROPERTIES CONTAINED WITHIN THIS BOUNDARY LINE ADJUSTMENT ARE NOT LOCATED WITHIN THE WATERSHED MANAGEMENT PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING.
- WATER: THE LAND EMBRACED WITHIN THIS PLAT IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
- SEWER: THE LAND EMBRACED WITHIN THIS PLAT IS NOT CURRENTLY SERVED BY PUBLIC SEWER.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT, OR PARCEL, BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT, OR PARCEL ALREADY OWNED BY GREENFIELD HOMES CORPORATION, A VIRGINIA CORPORATION AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
- THE PARCELS DEPICTED ON THIS BOUNDARY LINE ADJUSTMENT PLAT HAVE CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. THE LIMITS OF THE CBPA SHOWN ON THIS PLAT HAVE NOT BEEN FIELD VERIFIED. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2 INCLUDING SUBMITTAL OF A NATURAL RESOURCES INVENTORY.
- THESE LOTS WERE LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

OWNER'S CONSENT

THIS PLAT OF BOUNDARY LINE ADJUSTMENT AND RIGHT-OF-WAY DEDICATION OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

GREENFIELD HOMES CORPORATION A VIRGINIA CORPORATION

BY: H. GUY SAGER, JR.

DATE: 3/3/2015

STATE OF VIRGINIA, COUNTY OR CITY OF York, A WIT: I, Mindy N. Hickman, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF March, 2015

Mindy N. Hickman 7502246
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: 08-31-2015



TRUSTEE'S CONSENT

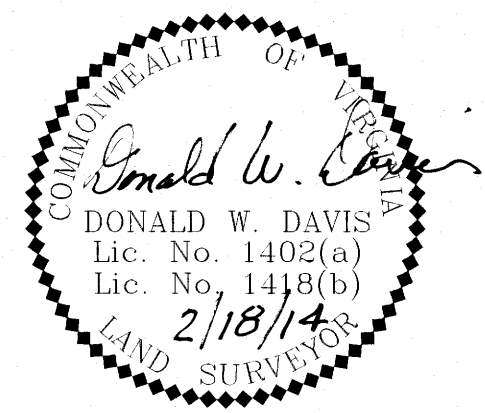
BY: Robert L. Bailey DATE: 3/3/15
ROBERT L. BAILEY, TRUSTEE, KENNETH E. SMITH, TRUSTEE, STEPHANIE F. HUNT, TRUSTEE EITHER OF WHOM MAY ACT BENEFICIARY: COLONIAL VIRGINIA BANK DEED OF TRUST DATED OCTOBER 11, 2012 RECORDED AS INSTRUMENT NO. 120017430

STATE OF VIRGINIA, COUNTY OR CITY OF York, A WIT: I, Mindy N. Hickman, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGE THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.

GIVEN UNDER MY HAND THIS 3rd DAY OF March, 2015

Mindy N. Hickman 7502246
NOTARY PUBLIC REGISTRATION NO.

MY COMMISSION EXPIRES: 08-31-2015



I CERTIFY THAT THE MONUMENTS AND THE IRON PINS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 31, 2015.

SIGNED: Donald W. Davis DATE: 2/18/14
DONALD W. DAVIS, L.S.

TOTAL SITE AREA = 284,513 SQ. FT. OR 6.531 ACRES

AREA DEDICATED TO THE PUBLIC USE FOR RIGHT-OF-WAY PURPOSED 3,457 SQ. FT. OR 0.079 AC.

AREA OF NEW LOTS = 281,056 SQ. FT. OR 6.452 AC.

FLOOD NOTE:

PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, MAP NUMBER 51199C0128D, REVISED DATE: JANUARY 16, 2015

PROPERTIES ARE ASSESSOR'S PARCEL NUMBER:

- TAX PARCEL: 24-00-00-274 GPIN: R08B-3593-4824
- TAX PARCEL: 24-00-00-274A GPIN: R09D-3639-0086
- TAX PARCEL: 24-00-00-274B GPIN: R08B-3781-4762
- TAX PARCEL: 24-00-00-274C GPIN: R08B-3852-4868
- TAX PARCEL: 24-00-00-274D GPIN: R09D-3771-0081
- TAX PARCEL: 24-00-00-274G GPIN: R08B-3770-4431

APPROVED: VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: [Signature] DATE: 3/11/15

APPROVED: YORK COUNTY BOARD OF SUPERVISORS

BY: Kristen N. Nelson DATE: 3/9/15
PLAT APPROVING AGENT

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE CIRCUIT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 12th DAY OF MARCH, 2015, THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NUMBER 150003937
TESTE: KRISTEN N. NELSON
BY: [Signature]